



PARK TOWER CONDOMINIUM ASSOCIATION

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Board of Directors Meeting Minutes Monday, January 12, 2026

Meeting Location: 2nd Floor Party Room

Call to Order: 8:59pm

Members Present: Michael Parrie
Monique Fouant
Sheldon Atovsky
Lloyd Allison
Sheridan Hodges

Management: Tricia Conway, Habitat Vice President
Timothy Patricio, General Manager
Danny Bravman, Community Manager
Scott Turton, Community Manager

Open Session

Board President Michael Parrie called the meeting to order at 8:49pm and confirmed a quorum of Board Members were present.

Commission Reports

Social Commission Acting Chair Sheldon Atovsky reported on the upcoming planned movie night on February 21st at 5pm in the Party Room. Doors open at 4:45pm. Join the Social Commission e-mail group for more and to be included on news and announcements for coming events, just send a request to: ptcasocial@rcn.com.

Board Report

On behalf of the Board, Michael Parrie reported that the PowerPoint for tonight serves as the bulk of tonight's board report. A link to the file can be requested from management at parktowercondo-mgmt@habitat.com.

He said the Board would like to thank management and the maintenance team in all of their work for the fire clean-up, and thanked owners and residents for their patience while we followed all guidance from the professionals.

Finally, the board asks everyone to please be cautious when burning candles. Do not leave them unattended or near items or flammable materials that may catch on fire. Consider

using a battery-operated faux candle. Our PTCondo website posted some information and resources at: <https://www.ptcondo.com/household-candle-safety/>

Closed Session Business

After a motion by Michael Parrie, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to fine 5 unit owners \$100 for not having proof of insurance, which may double thereafter for each subsequent month, up to the maximum fine of \$1,000, until adequate proof of insurance is provided.

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to fine 3 unit owners \$50 for not attending the new residents meeting, which may double thereafter for each subsequent month, up to a maximum fine of \$200, until attendance to the meeting is satisfied.

After a motion by Michael Parrie, seconded by Sheridan Hodges, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to fine an owner \$2000 for repeated smoke odor disturbances, which may double for future events.

After a motion by Michael Parrie, seconded by Sheldon Atovsky, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to fine an owner \$50 for a cooking odor disturbance, which may double for future events.

After a motion by Michael Parrie, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to fine an owner \$250 for a construction violation.

Minutes – Board Meeting December 8, 2025

After a motion by Sheldon Atovsky, seconded by Monique Fouant, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the minutes from the Board Meeting held on Monday December 8, 2025.

Updated 22.1 Disclosure

After a motion by Sheridan Hodges, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the 22.1 disclosure as drafted with the best available information through November 2025.

2026/2027 PTCA Operating Budget

After a motion by Lloyd Allison, seconded by Sheldon Atovsky, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve adoption of the budget as proposed and presented to Unit Owners for the fiscal year starting March 1, 2026 and ending February 28, 2027, with a 4.4% increase in assessments, a 3.78% increase in total anticipated operating expenses, a projected reserve contribution of \$2,259,100, and planned reserve projects totaling \$1,910,700.

Fee Schedule Updates

After a motion by Michael Parrie, seconded by Sheridan Hodges, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve adoption of the following fee policies, increasing the move deposit from \$100 to \$250 which is refundable if there are no issues, establish a disposal fee for large personal items not fitting or intended for the dumpsters to be \$100 for scheduled and \$250 for unscheduled, and establish a fee for use of the exterior plaza LED sign for advertising to be \$500 per month, not allowing any political advertising.

Market Space Recommendations Taskforce Guidelines

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve adoption of the following guidance in response to questions for the Market Space Taskforce: For physical attributes, we are not willing to consider changes to the front entrance onto the hallway; we are not willing to consider the following tenants or functions – any entity that is not properly licensed, use that is excessively noisy, anything that causes long lines outside in the hallway, daycares, animal care centers, rummage items, or anything that may cause our insurance to increase; the Board would like taskforce to consider recommendations regarding equipment/fixtures that are still present, as to how to recycle, sell, or dispose of it; we believe the hours for any public business operations should be anytime between 7 am to 10 pm, with the exception that their staff may stay outside of these hours, as long as they are not generating noise and understand that they will have to enter/exit through the lobby doors.

Construction Requests

After a motion by Michael Parrie, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the remodeling plans for units 3204, 4301, 4607, and 4901/03, as submitted by the unit owners, following the recommendations of the chief engineer as outlined in their written specifications and in accordance with the Rules and Regulations and remodeling guidelines of the Park Tower Condo Association.

Treasurer's Report

Board Treasurer Lloyd Allison reviewed highlights from the most recent financial reports, for the period November 2025, as submitted by the Habitat Company.

At the end of November 2025, Operating assets totaled \$2,062,388 and the Reserve cash and investments were \$5,369,740, for a total of cash and investments of \$7,732,128. October 2025 Revenue and Expenses included Total Operating Revenue of \$657,334, Total Operating Expenses of \$471,792, Income from Garage of \$41,409, and a Contribution to Reserve of \$176,058, resulting in a surplus for the month of \$50,893.

Management Report

Property Manager Tim Patricio reviewed current business and activities of interest and the most recent unit sales.

Adjournment

There being no further business, after a motion by Monique Fouant, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve adjourning the January 12, 2026, Board Meeting at 9:12pm.

Michael Parrie

Michael Parrie, Board President

2/9/2026

Date

Sheldon Atovsky

Sheldon Atovsky, Board Secretary

2-9-2026

Date